Doc 12

FROM: ANDREW JACKSON BRADEN, II

TO: JANICE B. WOODARD

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

BOOK 3084 PAGE 365

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Janice B. Woodard	SAME	Map 82-9
566 Cumberland Hills Dr.		Parcel 5
Hendersonville, Tn. 37075		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000.

Johnny R. Woodard
Affiant

Subscribed and sworn to before me, this the 16th day of September, 1993.

Carol R. Lewis
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Andrew Jackson Braden, II, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Janice B. Woodard, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 162 and the south part of the east part of Lot No. 160 on the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.

Said parts of said lots front 68 feet 10 inches on the west side of Fifth Avenue North and run back between parallel lines, Lot No. 162 running back along the north margin of Hume Street 132 feet 10 inches to a dead line.

Being the same property conveyed to Charlie Calbert and wife, Seppie Calbert by deed from David R. Fain, unmarried, of record in Book 1678, page 549, said Register's Office, the said Charlie Calbert and Seppie Calbert having since died, and Charlie Calbert having predeceased Seppie Calbert. By the will of Seppie Calbert Woodson, of record in Will Book 71, page 90, Probate Court for Davidson County, Tennessee, the property was conveyed to Lacey Bell Braden, Jennie Etta Braden Green, Sophronia Braden Ellis and the seven children of John Quincy Braden, being Andrew Jackson Braden, II, Dana Jean Braden, Cora Braden, William Frank Braden, Seppie Braden, Raymond Braden and John Quincy Braden, Jr. By the Will of Sophronia B. Ellis, filed for probate in Newaygo County, Michigan, a one-half interest was conveyed to James H. Ellis. The remainder of her interest was conveyed to

Joe Anna Green (Mercer), William Frank Braden, Lacey Bell Braden and Emery J. Braden. Lacey Bell Braden predeceased Sophronia B. Ellis. She was survived by Jennie Etta Braden Green, Andrew Jackson Braden, II, Dana Jean Braden, Cora Braden, William Frank Braden, Seppie Braden, Raymond Braden and John Quincy Braden, Jr., and Emery J. Braden. Emery J. Braden has since died leaving James C. Braden as his only heir.

The property described herein is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1993 Metropolitan Government taxes.

2. Letters from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6069, page 401, and Book 7923, page 220, said Register's Office.

This is property known as 1601 Fifth Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE ORIGINAL COUNTERPARTS AND ALL SUCH COUNTERPARTS SHALL BE DEEMED TO CONSTITUTE A SINGLE INSTRUMENT.

64185

93 SEP 17 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

WITNESS my hand this 30 day of August, 1993. 6724 09/17 0101 03CHECK 8.00

Andrew J. Braden

Andrew Jackson Braden, II

LYNDA M. HANNA NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF Tn)
COUNTY OF Wilson)

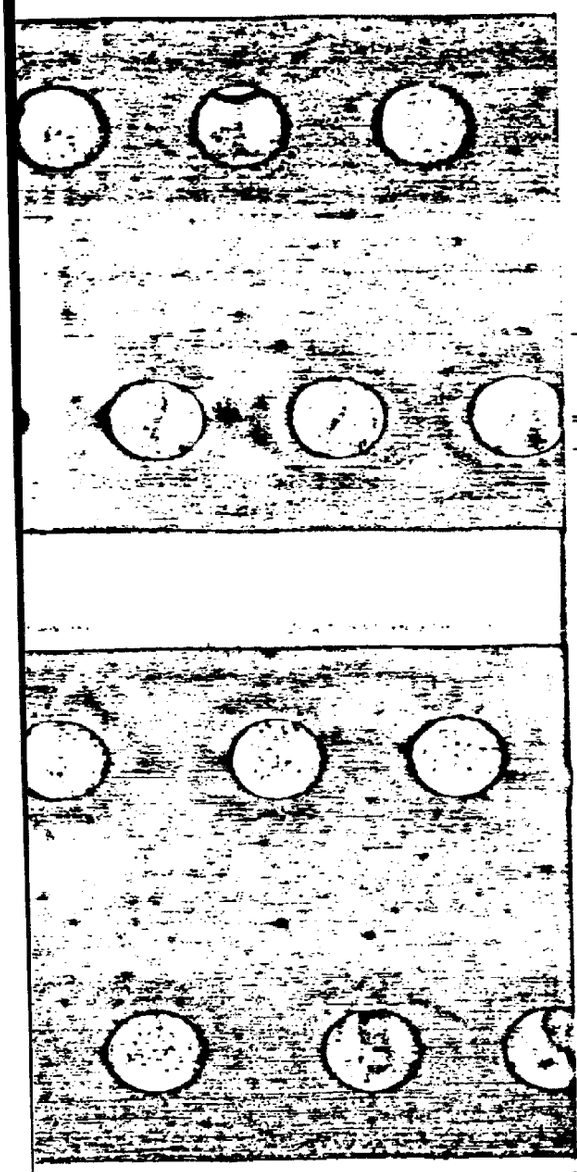
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Jackson Braden, II, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Lynnville Tn
this the 30 day of Aug., 1993.

Lynda M. Hanna
NOTARY PUBLIC

My Commission Expires: April 20, 1993

100337F1
15084118



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	7000.00
			CON TX	25.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	34.90
			CHECK	34.90
09/17/93	01		14:04 0001	6718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64179
IDENTIF. & REFERENCE

93 SEP 17 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699133